

**Town of North Greenbush Planning Board**  
**2 Douglas Street, Wynantskill, NY 12198**  
**Meeting Minutes**  
**September 26, 2022 6:30 pm**

- Attendance: Mary Jude Foley, Mark Lacivita (Chairman), David Wilson, Leanne Hanlon (Secretary), Mark Ahern, Steven Kirk, Eric Westfall (Town Engineer), Michael Miner-Building Department, Ian Silverman (counsel),

**Public Hearings:**

- **The Application for a modification of the site plan of Woodland Hill Montessori School, 100 Montessori Place, Rensselaer, NY 12144, for the purpose of reconstructing the athletic field to accommodate baseball/softball, at the property located at 100 Montessori Place, Rensselaer, NY 12144, in a PBD district, having parcel ID#: 144.2-4-41.22.**

Francis Bossilini spoke about the application. They would like to reconstruct the athletic field to accommodate the students. He does not have a configuration yet. No lighting is planned to be installed at this time. Vertical netting will be installed (20 feet tall). He showed landscaping on his rendering. He will submit a final engineering drawing to the town when it is ready. There is emergency access to the site and has been in place. The gate is not locked per Mr. Bossilini. Chairman asked Mr. Westfall about notifying East Greenbush and they have been notified. He noted this reconstructing of the field is just for the students currently at the school. No one outside will be using the field.

Public Hearing Opened:

No one wishing to speak.

Motion made to close public hearing by Ms. Foley and seconded by Mr. Kirk. All in favor.

Mr. Westfall stated conditioning this approval on final storm water and grading plans will work.

SEQRA short form was submitted and reviewed by the board.

Motion made for a neg dec by Mr. Kirk and seconded by Ms. Foley. All in favor.

Condition on submission on final grading and storm water plan for the engineer to approve.

Motion made to approve with condition above by Ms. Foley and seconded by Mr. Kirk. All in favor.

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#### Presentations:

- **The Application for a minor subdivision of William Cytrynak, 381 Lee Road 536, Smith Station, Al, 36877, for the purpose of approving a two lot subdivision of the property known as 167 Peck Road, Wynantskill, NY 12198, in an AR district, having parcel ID#: 146.-2-29.1.**

Kevin McGrath presented the application for the Cytrynak family who live out of town. He stated Mr. Finelli would like to purchase 56 acres (11 of the 56 are in Sand Lake and they will be notified per Mr. Westfall) and another person would like to purchase the remaining 40 acres with a pond. The lot has to be sub divided in order to do this. It was noted that the land is unsightly and Chairman would like to ensure the property will be clean up due to safety issue. Mr. Silverman said the building department can enforce and follow that. Bill Miller will be updated.

Motion made to declare PB lead agency, accept sketch plan and schedule public hearing for October 24<sup>th</sup> by Mr. Ahern and seconded by Mr. Wilson. All in favor.

- **The Application for a major subdivision of Cape Enterprises HV, LLC, 89 Macha Lane, Wynantskill, NY 12198, for the purpose of approving a 50 lot twin home subdivision, located on an 18.05 acre parcel on Williams Road, in a R3 district, having parcel ID#: 123.-3-8.1.**

Steve Hartt presented the application. He provided a map and sketch plan to the board. 18 acre parcel. 50 units in total. There is 100 foot of road frontage and per Mr. Hartt they meet the criteria for the town. He met with Mr. Hankel regarding water and sewer. As well as Mr. Mazinski.

The road will be designed according to town standards and turn it over to the town. There will be SWIP ponds which will be maintained by residents. The soil will also be tested. There will be a small lot lie adjustment as well by the little league field per Mr. Hartt. He also stated the school district was emailed regarding the plan. Chairman asked that a traffic analysis be done.

Ms. Foley asked about the kids at the little league and if he would put some fencing around the site and Mr. Hartt stated that would be wise to do that. Mr. Westfall stated he has met with

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them several times. He would like to wait to schedule a public hearing until the soil samples come back and Mr. Hartt will start the traffic study.

Chairman asked that Mr. Hartt send a set of plans to Van Rensselaer Manor so they are aware of this project.

Motion made to table until Mr. Hartt is ready to come back before the board by Ms. Foley and seconded by Mr. Kirk. All in favor.

- **The Referral from the Town Board of the Rezone Application of Rosetti Companies, 427 New Karner Road, Suite 2, Albany, NY 12205, of the two acre property located on Ludlow Lane, having parcel ID#: 133.-2-6, in a BG district, proposing to rezone to an R4 district.**

Bill McFrehie from Herschberg spoke about the application. He stated there is a previously approved site next to this application. This would be for an expansion of the Partridge Hill Apartments. No access to this is proposed off of Ludlow Lane. He showed the board maps and renderings of the proposed plans. He noted there is already a fire hydrant on Ludlow Lane but if the town needs another one installed they will do that. Chairman Lacivita stated there is no direct access to the existing fire hydrant on Ludlow and this will not work.

Mr. McFrehie will coordinate this with the fire district. That will need to be on the site plan per Chairman Lacivita.

Ms. Foley asked how far he is away from Valley View. She asked if there could be a secondary egress so people don't have to go through the other apartment complex. Mr. McFrehie stated this will be discussed with the fire district when they receive the plans. As it is proposed now there is no secondary entrance/exit. Chairman asked how far from the property line to the circular road that goes through Partridge Hill and Mr. McFrehie stated it is very close and can be accessed.

Mr. McFrehie stated there is a right of way or paper street somewhere near the site by the dumpsters. Chairman stated that was Dixon Road that went through the property and it was never determined it was a town road and the Highway Supervisor stated it was not a town road and they do not plow it. Chairman Lacivita does not think that road exists any more. He would like Mr. McFrehie to make sure of this though. Chairman stated we can deal with this tonight and give the board's recommendation because it is straight forward.

Motion made for the town board referral will ask that they look at the traffic impact on Rt. 4. Have only emergency access on Ludlow Lane, look at another hydrant for the site. It is in the EG school district and Chairman will make sure they look at it as well ask confirming Dixon Road no longer exists by Mr. Wilson and seconded by Ms. Foley. All in favor.

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#### **Old Business/Tabled Discussion:**

- **The Application for a major subdivision of Capital Area Properties, LLC, 1 Coyote Lane, Troy, NY 12180, for the purpose of constructing 26 residences (single family homes & town homes), at the property located on Pheasant Lane, in an R1 & R2 district, having parcel ID#: 123.11-4-7.11**

The applicant has asked that the board table this. Correspondence has been received though. Motion made to table until October 24 by Ms. Foley and seconded by Mr. Kirk. All in favor.

- **Traffic study discussion for The Grand at Creekside PDD, 125 West Sand Lake Road, Wynantskill, NY 12198, Constance Holding, LLC, c/o Greg Grande, a proposed residential development has been referred to the Planning Board for review and recommendation. This proposed PDD is located on a property having 26.5 acres, parcel ID#: 124.-5-9.1.**

Chairman stated he drafted a letter of recommendation to board members and BD. Chairman Lacivita feels the board is ready to send the referral to the Town Board. He read some highlights of the referral letter. The project manager made significant changes to the original plan. There are concerns about the impact down stream on the Wynantskill Creek. Chairman stated a lot more analysis needs to go into the flooding of the creek. The density is significantly less than what was originally proposed per Chairman Lacivita.

Chairman noted that in the letter to the Town Board that the PB is unable to provide a clear referral/recommendation at this time until the town board orders more studies. Ms. Foley stated that her concerns have been addressed in the letter Chairman prepared for the town board and that some of her concerns will be addressed during site plan review.

Motion made to approve the memo and submit to town board by Ms. Foley and seconded by Mr. Kirk. All in favor.

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#### **Business Meeting**

Chairman Lacivita asked board members tie sure they take the sexual harassment class on line which is a requirement.

- Approval of last month's meeting minutes: Motion made approve August 2022 meeting minutes by Ms. Foley and seconded by Mr. Ahern.

Motion made to adjourn at 7:28pm by Mr. Ahern and seconded by Mr. Wilson.

- Next meeting date: October 24, 2022

All written public comments (mail, e-mail, faxes or hand delivered) are due to the Building Department by 4:00 pm on the business day preceding the meeting. If you need additional information or have questions about the process, please contact us at: 518-283-2714 or [building@townofng.com](mailto:building@townofng.com). **Please see the Planning Board page on the Town's website to view the application(s).**